

**TOWN OF HAMILTON  
BOARD OF SELECTMEN  
EXECUTIVE SESSION  
JUNE 25, 2012**

The Board of Selectmen held an executive session at Hamilton Town Hall at 7:16 p.m. on Monday, June 25, 2012 with David Neill, Jennifer Scuteri and Jeff Hubbard present. Town Manager Michael Lombardo also present.

**Executive Session pursuant to M.G.L. c. 30A, Section 21 (a)(6) – To consider the purchase, exchange, lease or value of real property**

Jennifer Scuteri and Town Manager Michael Lombardo had been approached by listing real estate agent Tim Ferris regarding Bob McCrae's property at 63 Willow Street that is for sale. The Town has been interested in this property in the past. Scuteri noted that one reason for the reach out to the Town was that property owner has had trouble selling the site.

Discussion ensued about how the parcel is more interesting if the piece of land behind the house is included, if the Town has any desire in Town manager investigating if Hamilton could get an option on the property if details are ironed out, and that listing price is not near appraised price (\$510,000 versus \$460,000).

Discussion continued about whether or not the property warrants Hamilton's consideration relative to parking, mixed use and septage possibilities. Also, that Town does not want to miss another opportunity for Hamilton to potentially acquire a property in the downtown commercial district as occurred with former Hansbury site. Discussion was about Hansbury site, where a developer had shown interest in cottage zoning but this required time to go through Town's planning process.

Lombardo noted that Town Meeting approval would be required for him to sign an option on the McCrae property. David Neill mentioned that in the early 1990s when he was serving on the Zoning Board of Appeals the McCrae property was on the market and a developer was interested in renovating Acord property building and locating a parking lot behind. At the time, this was not pursued and McCrae took the property off the market. Discussion was on the fact that McCrae's wife is now in a nursing home and that the property is owned by the Robert McCrae realty trust.

Discussion ensued where Board members thought that Dodge Tree does not have long term plans for Hansbury property where its tree service company has been expanded.



Jeff Hubbard said Town should be cautious in this still tight economy when considering adding costs such as acquiring an option for the McCrae property since it just accepted gift of Patton property that will have oversight and maintenance costs. He noted that David Cutter has purchased building downtown where Timeless Interiors is located and that he has plans to renovate the building which will tie in with Town's commitment to beautify downtown in an attempt to provide a positive environment for retailers in commercial district.

Discussion focused on the fact that Cutter is not a developer and Hamilton has missed development opportunities (i.e., Boulders in Wenham), that some Board members were hesitant to spend taxpayers' money on real estate, and that Town could secure option to take the lead and ensure municipal participation with a developer. Neill mentioned that for general public good, the private and public sector could work together to achieve a common goal.

Discussion continued about timing and characteristics of McCrae property, that Town would be testing waters seeking an option until the Hamilton Development Corporation comes on board, that more work needs to be done including a study to understand fully what is the potential for development in Hamilton's downtown based on sustainable amount of square footage. Also addressed is if Winthrop School building is a viable business option and that once HDC is formed it would be responsible for purchasing properties.

Hubbard expressed interest in following path laid out by charrette and suggested the Economic Development Committee could speak to the realtor first followed up by the Board of Selectmen and Town manager. Other board members thought that Lombardo should seek more information from McCrae about the possibility of the Town seeking an option on his Willow Street property and that Lombardo should report his progress to Selectmen as he goes through the process.

Neill entertained a motion to adjourn at 8:11 p.m. Hubbard so moved. Scuteri seconded motion. VOTE: Unanimous.

Respectfully submitted by Jane Dooley, Minutes Secretary

ATTEST: \_\_\_\_\_



Clerk

